

UNITED STATES BANKRUPTCY COURT  
WESTERN DISTRICT OF PENNSYLVANIA (Pittsburgh)

IN RE:	:	
KENNETH H. REMLEY, II	:	BK. No. 14-21423-GLT
DAWN R. REMLEY A/K/A DAWN ROCHELLE	:	
REMLEY A/K/A SHELLY REMLEY	:	Chapter No. 13
Debtors	:	
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION	:	Related to Doc. Nos. 170 and 210
Movant	:	
v.	:	
KENNETH H. REMLEY, II	:	
DAWN R. REMLEY A/K/A DAWN ROCHELLE	:	
REMLEY A/K/A SHELLY REMLEY	:	
and	:	
RONDA J. WINNECOUR, ESQUIRE (TRUSTEE)	:	
Respondents	:	

**ORDER GRANTING CONDITIONAL RELIEF FROM STAY IN FAVOR OF  
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

AND NOW, this 24th day of September, 2018, after the continued hearing on the Motion for Relief from the Automatic stay filed by upon JPMorgan Chase Bank, National Association (“Movant”), and due consideration of the Debtors’ response thereto, and upon consideration of arguments and statements of counsel at the hearing held thereon,

It is hereby **ORDERED** that the automatic stay is terminated as it affects the interests of the Movant with respect to that certain collateral referenced in Movant’s Motion for Relief from the Automatic Stay as being 160 Hickory Drive, Beaver Falls, PA 15010; **PROVIDED HOWEVER**, that this Order granting relief from stay is stayed for so long as, on a go forward basis from and after the date of this Order, the Debtors shall timely made full plan payments to the Chapter 13 Trustee, on or before the date upon which the respective plan payment is due.

It is hereby further **ORDERED** that *time is of the essence*. For the duration of this bankruptcy case, in the event that the Debtors fail to make any subsequent plan payments (as well

as such other payments that may be required by this Order) to the Chapter 13 Trustee, then the stay of this Order shall be vacated and the automatic stay unconditionally lifted as it affects the interests of the Movant with said property or collateral upon the filing of an Affidavit of Default by Movant without further hearing or without entry of an additional order. Such Affidavit of Default shall contain a statement of default as supported by the creditor's own records as well as the records of the Chapter 13 Trustee.

In the event that the automatic stay is terminated as provided in this Order, then the Trustee shall make no further disbursements to any creditor on account of any secured claim that is secured by the subject collateral, unless directed otherwise by further Order of Court.



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Gregory L. Faddonio cgt  
UNITED STATES BANKRUPTCY JUDGE

Contested to by:

/s/ Jodi L. Hause  
Jodi L. Hause, Esquire  
Attorney for Movant

/s/ Dai Rosenblum  
Dai Rosenblum, Esquire  
Attorney for Debtors

/s/ Jana Pail  
Jana Pail, Esquire  
Attorney for the Chapter 13 Trustee

In re:  
Kenneth H. Remley, II  
Dawn R. Remley  
Debtors

Case No. 14-21423-GLT  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0315-2

User: aala  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Sep 24, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 26, 2018.

db/jdb +Kenneth H. Remley, II, Dawn R. Remley, 160 Hickory Drive, Beaver Falls, PA 15010-1418

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 26, 2018

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 24, 2018 at the address(es) listed below:

Andrew F Gornall on behalf of Creditor First Horizon Home Loans, Et Al...  
andygornall@latouflawfirm.com  
Dai Rosenblum on behalf of Debtor Kenneth H. Remley, II Jody@dairosenblumbankruptcy.com,  
pjbz@zoominternet.net;Dai@dairosenblumbankruptcy.com;Michael@dairosenblumbankruptcy.com  
Dai Rosenblum on behalf of Joint Debtor Dawn R. Remley Jody@dairosenblumbankruptcy.com,  
pjbz@zoominternet.net;Dai@dairosenblumbankruptcy.com;Michael@dairosenblumbankruptcy.com  
James Warmbrodt on behalf of Creditor First Horizon Home Loans, Et Al...  
bkgroup@kmillawgroup.com  
James A. Prostko on behalf of Creditor JPMorgan Chase Bank, N.A. pawb@fedphe.com,  
james.prostko@phelanhallinan.com  
James A. Prostko on behalf of Creditor Nationstar Mortgage, LLC. pawb@fedphe.com,  
james.prostko@phelanhallinan.com  
Jodi L. Hause on behalf of Creditor JPMorgan Chase Bank, N.A. jodi.hause@phelanhallinan.com,  
pawb@fedphe.com  
Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov  
Paul William Gressman on behalf of Creditor JPMorgan Chase Bank, N.A. pawb@fedphe.com  
Robert J. Taylor on behalf of Creditor Beaver County Tax Claim Bureau rjt52@hotmail.com,  
barristerrob@gmail.com  
Ronda J. Winnecoeur cmeecf@chapter13trusteeewdpa.com

TOTAL: 11